# REAL ESTATE MARKET 1,011 MORRIS PARK LOTS SOLD. **NEWS AND COMMENT**

often Sold Riverside Drive Apartment, the Alabama, at 127th St., Sold Again.

Owners to Improve Former James Property on 86th St. With Apartments.

was reported yesterday is the buyer. Mc-

rregular. In May, 1911, Davis

at the house was held at

nsterdam avenue on property formore recently by the Alli-Realty Company. These will be in several apartment houses to ted on the Eighty-seventh street nd of the James property, concerning announcement has been made ateady, and the improvement will complete the rebuilding of the former James ldings on these two streets, twentyance Realty Company took in Decem-1911, in exchange for the Nevada Sixty-ninth to Seventleth street.

The Almore Realty Comon interests, benjamin story apart- this block brought from \$1,400 to \$2,200 houses will be built on the Eightyxth street property, for which loans ave been obtained from the Metrolitan Life Insurance Company. The of the houses will have a

the Alliance Realty Company that

WEST 136TH STREET. Ennis & Sinhave resold through F. Harry hefers to the Right Realty and Se-The four story and basement dwelling at 12 Gramercy Park South is to be made over into studio apartments. A four story rear extension 17.2x10 will be added 1st 16x99.11, near Lenox avenue. The cilera acquired the property last

## LATEST BROAX TRANSACTIONS.

EAST 141ST STREET.-J. L. Greenerger and Louis Block have sold for met. on plot 40x100, at 486 East 141st eet, near Willis avenue. The buyer Thomas P. Kelly, who gave in part Coster street, a two two family dwelling, on lot

STREET. Edward Polak has for The Bronx County Construcimpany the five story tenement Beck street, on plot 40x100, to ogress Holding Company, which be exchange the four story busi-property, on plot 75x100, at the fast corner of Wentworth ave-and Lesser place, Fairview, N. J.

Burton Thompson has leased to Tyson & Go, theatre and opera ticket agents, space in 98 Broadway. This is the first office established by Tyson & Co. in the and Lesser place, Fairview, N. J. N ROAD. Kurz & Uren have

tioss has sold 64 Herkimer our story flat, to the estate Wilkinson; also sold for Wilkinson the four story dwelatur street to a client. McKinnon, Jr., has sold for the Realty Company a plot 120x north side of Seventy-sixth feet east of Fourth avenue. who will improve the

DOWS TRAINGTON ESTATE SOLD. been found for the country the gave to the Frontenace of the payment for the estory apartment house at his second street, which he through bouglas L. Elli-The estate was held by the enany at \$150,000. It confive acres of upland and upder water. A stone dwelneighborhood as Hall is on the property. There is a number of stables and green-bonglas L. Elliman & Co. Kenbes & Co. and Fish & Marvin ar-

Total for Three Days Selling \$1,-

115,900-Average \$1,104. Two hundred and sixty-six more lots in the Morris Park racetrack property went to buyers yesterday for a total of \$277.625, or an average per lot of \$1.048. The sale by auction of the property under the direction of J. Clar-ence Davies and Joseph P. Day was continued from 1 o'clock yesterday afternoon until 10 o'clock last night before the smallest crowd of the three days through which the sale has pro-SIXTH AVENUE FLAT SOLD gressed. Including yesterday's sales a total of 1.011 lots have been sold for a total of \$1,115,900, or an average per lot of \$1.104.

Close to 500 were before the auction stand when the sale was adjourned for the night. The evening session was marked by good bidding. Up to \$700 competition was keen, but there rivalry stopped, the bidding being left to a few

to fight out. The sale ended with the offering of lots on Paulding avenue near Rhine-lander avenue. The average for these of Riverside Drive lots was \$1,025. James R. Murphy of treet. As in the first re- Joseph P. Day's staff got out in front Harry B. Davis was the of the auctioneer's stand shortly before New York Real Estate Se- the sale was adjourned and with a weep in his voice announced that the property was being given away. stantlate his statement he said he would give every buyer of Paulding avenue lots a \$100 profit. Six buyers accepted plot Murphy's offer.

Selling began late yesterday because an unnamed buyer who re- when the announced time for starting Title never arrived there were but 700 persons ed again in November of the present to bid. During the afternoon. car Davis traded the house to however, the big room in the Morris Estates, taking Fort Park clubhouse, where the sale is being lots in part payment, held, gradually filled and bidding was year later Davis recovered the sufficiently active to keep prices at about reciosure proceedings for the levels established on last Saturday ove mortgages aggregating when the first of the lots were sold.

Next. in February of this. The first block put up was in the same Davis to the Fisher estate of phila, but in March it was stated lots were just about the same. There would not be consum- was about the same proportion of bidders yesterday as on preceding Gaillard Realty Com- days. Most of the audience seemed to be made up of those who were looking though the selling price is not for bargains and the only time they seemed to take lively interest was when the property seemed to be going at less

One interesting item of yesterday's sellseller is an operator ing was the sale of the southeast corner id ats identity under the of Morris Park avenue and Hone street. According to the It brought \$2,659, while the lot on the owner is Emilie Dumond, corner just across Hone street sold on eld the property since Octo- Monday for \$3,750. Up to 8 o'clock last is a four story flat with night, when the sale was adjourned 20 feet wide and 78.5 feet for an hour, 195 lots had been sold duradjoins the southeast corner ing the day for a total of \$200.125, or an avenue and Forty-seventh average for the session of \$1,026 per ot. At about 5:30 in the afternoon the total for the three days sale passed the \$1,000,000 mark.

W. B. Bassett of Norfolk, the largest purchases on Monday, also took over many more lots vesterday. At avenue north of Sackett street, and at prices ranging from \$700 for inside lots to \$1.100 for corners, he bought twelvlots comprising the block front on Pierce avenue from Lurting to Haight br ught at the afternoon sale from \$1. 725 to \$2,050 for inside ones and from \$2.650 to \$3,000 for corners. Van Nest here dwellings in all, which the Alli-arce Realty Company took in Decemfor inside property. At prices from \$875 \$1.125 all the lots on Radeliff and partment house, on Broadway from Colden avenues between Morris Park and Van Nest avenues were sold out. one interesting block sold yesterday Vork. Westchester and Boston Railroad This block adjoins the rail tealty Company and A. L. Mordecal & paid \$3,050 each for the three loss fronting on the station. Other lots in

## CITY PROPERTY BUYERS.

The newly formed Roxanna Realty Com-

the lewiy formed Roxanna Realty Company is the buyer of the dwelling at 2 East Eighty-second streef, the sole of which by Mrs. Albert Gould Jennings was reported are accently.

Haliburton Fales is said to be the buyer of the dwelling at 107 East Seventy-second street, the sale of which by Laura Hoag through Post & Reese was reported recently.

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The James property on Eighty-seventh street in the rear of the sites of these houses was sold in two parcels, of nine and six lots each, to Isaac Poissing the second street. of nine and six lots each, to Isaac Poisselin and Jacob Axelrod, who will erect nine story apartments.

OTHER MANHATTAN SALES.

WEST 136TH STREET.—Ennis & Sin-

## GRAMERCY PARK STUDIOS.

The four story and basement dwelling rear extension 17.2x10 will be added Matilda O. Rhinelander will make the changes at an estimated cost of \$18.000 Charles M. Sutton is the architect.

## BRONX STORES PLANNED.

The plans filed for new buildings in The r and Louis Block have sold for Steinmetz the five story tene-en plot 40x100, at 486 East 141st 1691 at 140x100, at 486 East 141st 1691 at 140x100, at 486 East 141st 1691 at 140x100 at 140x10 at 140x100 at 140x10 at 140x100 at 140

CITY DWELLINGS RENTED. Worthington Whitehouse has leased

#### the dwelling at 64 East Ninety second street for Mrs. J. W Kayser to H. M. Billings for a term of years.

BUSINESS PROPERTY LEASED.

I. Porrino has leased the store 'n 548 Wes below the Helena Realty Company Broadway to Berkowitz Bros. for three 1938 hoston road, a six story tenement on plot 83x117.

DEALS IN BROOKLYN FLATS.

DEALS IN BROOKLYN FLATS.

DEALS R Stoss has sold 64 Herkimer Third avenue to Mrs. Worthelm as a authorized by the story building at 315 Second avenue to A. Nicholas and the store at 277 Third avenue to Mrs. Worthelm as a authors yetore.

millinery store. Douglas L. Eiliman & Co. have leased the store at 64 West Thirty-eighth street to N. Pollin & Sons.

#### REAL ESTATE FOR SALE. NEW MEXICO.

GASOLINE IS HIGH. They are beginning to develop paying oil wells in the irrigated alfalfa and fruit districts of the Peccs Valley. Get in while there is a ground floor. Write to WM. J. WILSON, Roswell, New Mexico.

CONNECTICUT REAL ESTATE. BARGAINS—Connecticut Parms; 300 acres. stock, tools, 35,600; many others. HULL, South Norwalk, Conn.

REAL ESTATE FOR SALE-Westchester Co. A stone dwel- | Kenneth Ives & Co Hudson River 7 E. 42

APARTMENTS TO LET-FURNISHED. SPECIAL low summer rates for 1, 2 and 3 rooms handsomely furnished; with hotel service; excellent neighborhood. 15-19 East 11th st. REAL ESTATE AT AUCTION

REAL ESTATE AT AUCTION.

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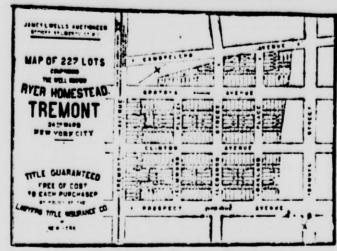
# Bulletin, June 4th **Morris Park Race Track Auction Sale**

REAL ESTATE AT AUCTION

Authorized by the State of New York Banking Department

# Yesterday up to 9 p. m.

954 Lots Were Sold at an Average of \$1,126 per Lot The Prices Ranged From \$700 to \$1,500 per Lot



Ryer Homestead Property At the above sale, the lots sold for \$700 to \$1,500 each—Same as yesterday at Morris Park



Ryer Homestead Neighborhood Today Value of Lots \$5,000 to \$15,000 each

# \$500 invested at the Ryer Homestead Sale after paying all charges, produced \$4,375 in 13 years, or at the rate of 59\% per annum

At the present range of prices, \$500 invested in the lots now being sold at Morris Park must show much better results, as the subway is coming within 2 years

# To Home Seekers:

This is a fine opportunity for you to buy a lot and build your own home. In a few years the increase in the value of your lot will pay for your house. The streets have been ceded to the city and the assessment paid for the trunk sewer.

The remainder of assessments will be light owing to the streets being practically on grade, and can be paid in ten annual installments. In two years you will have a five-cent fare to any part of Greater New York.

The increase in values should be as large as it was in the lower Bronx when the Subway started running there, which was about 300°, in four months.

Your children will have the benefit of the magnificent Parks and Parkways and plenty of space to play in. Many of the streets are fully improved with sidewalks, water, gas, etc.

# Go Today! Every Buyer Is Making Money!

11:00 A. M. Sale Commences 6:30 P. M. Recess for Dinner.

7:30 P. M. Eve'g Session Begins. 10:00 P. M. Sale Ends for the Day.

## Today's Offering Will Include Lots on

Morris Park Ave., the Esplanade, Paulding Ave., Williamsbridge

No. 7, No. 17, In All Sections of the Park.

Road and other streets and avenues in the following blocks: No. 37, No. 41, No. 44,

70 per cent. can remain on mortgage.

Titles insured free by Lawyers' Title Ins. & Trust Co.

Savings Bank Books Will Be Taken as Deposit on the Purchase of Lots

To Get to Morris Park Race Track Take: (West Farms Trains) to 177th Street or 180th Street station. At 177th Street take Morris Park trolley car direct to the property. At 180th Street go to 180th Street station of the New York, Westchester and Boston Railroad, and thence The Subway

The Second or Third Avenue Elevated Railroad to 129th Street, thence by New York, Westchester and Boston Railroad or Morris Park trolley car to the property. Or via New York, New

All Crosstown Bronx Cars connect with all Elevated and Subway lines either at 129th.

135th or 145th Street and transfer to Morris Park car.

Send for maps and particulars to

J. Clarence Davies, 149th St. and 3d Ave., New York City

Joseph P. Day, 31 Nassau St., New York City Agents and Auctioneers

APARTMENTS TO LET-UNFURNISHED APARTMENTS TO LET-UNFURNISHED. LONG ISLAND REAL ESTATE FOR SALE.

# Fifty-second to Fifty-third Streets APARTMENTS now being leased to Approved Tenants N open fireplace in your living room that burns wood or coal will be one of the conveniences of voir hims in 375 Park avenue. New York's 375 Park avenue, New York's newest apartment house, tverything your heart could wish for in fittings, location and privacy is embodied in 375 Park avenue. It is within a few moments' walk of Fifth avenue. Have your New York home in a beautiful apartment, designed with excellent sectors and built with supreme care. taste and built with supreme care. Rentals. \$2,300 to \$6,000 Special suites at \$11,000 Reads for Immediate Inspection.

# FOR SALE Beautifu! Seashore Cottage

This is an opportunity to secure one of the most picturesque. well-built cottages in this section. Four bedrooms, living room, kitchen and 2 bathrooms.

Price \$7,650 Terms to Suit. Situated right on the ocean at Neponsit, L. I., is the most highly restricted part of Rockaway Pe-ninsula. 40 minutes from New York—100 trains a day.

Write to-day for photographs and floor plans. Address. Neponsit Realty Company, No. 1 West 34th St., Room 304.

Brooklyn Office, 162 Remsen St.

Comments of the second second

rights of subscription to \$500,000 new 7

No. 66

WASHINGTON. June 3. The battleship's

## WEATHER

Washington Predictions for Today and To-morrow.

For eastern New York, cloudy today, cooler in the Interior: to-morrow. fair: moderate west and northwest winds.

For New England and New Jersey oday fair and slightly cooler to-morrow; oderate variable winds. NEW YORK June 1. There was no well

defined disturbance in any part of the country yesterday and the pressure was only comparatively low from the lake resouthwestward into the extreme The principal centre of high pressu

the Dakotas and adjacent States.

orth central States and the upper lake and warmer in the Northeastern

In this city the day was fair and warmer; wind, fresh southwest; average humidity, 46 per cent.; barometer, corrected to read to sea level, at 8 A. M., 30.01; 3 P. M., 29.94.

The temperature in this city yesterday, as recorded by the official thermometer, is shown in the aducated table:

1913, 1912, 1913, 1914, 1914, 1915, 1914, 1917, 1918, 1917, 1918, 1917, 1918, 1

## MARINE INTELLIGENCE

MINIATURE ALMANAC THIS DAY Sandy Hook 7.12 Gov Island... 7.17 Hell Gate... 9.07 Sandy H'k 1 le Gov Island, 1:45 Pag Gate.. 328

Arrived TUESDAY, June 3. Ss Kronprinzessin Ceuhe, 3:30 P. M., Bremer SS Kronprinzessin Cecine, 330 P. M., Brem Jay 27.
SS Kroonland, 220 P. M., Antwerp, May 24.
SS Kapoli, 11 A. M., Palermo, May 19.
SS Indiana, 3 A. M., Asples, May 29.
SS Avmenia, 12 M., Haimoure, May 17.
SS Idenirels, 8 A. M., Cara, May 29.
SS Aumenia, 12 M., Haimoure, May 17.
SS Idenirels, 8 A. M., Cara, May 29.
SS Alden, 250 A. M., Para, May 22.
SS Futor, 5.10 A. M., Para, May 22.
SS Futor, 5.10 A. M., Matanzas, May 29.
SS Parme, 12 50 A. M., Matanzas, May 29.
SS Parme, 12 50 A. M., Matanzas, May 29.
SS Neurost, and May 30.
SS Denver, Calveston, May 28.
SS City of St. Louis, Savannah, May 31.
SS Nawahoe, Vilmington, June 1.
SS Shawahoe, Vilmington, June 1.
SS Howmut, Jacksonville, May 31.
SS Ioxton Hall, Norfolk, June 2.
SS Iloxton Hall, Norfolk, June 2.
SS Rio Grande, Brunswick, May 31.
SS Scottish Monarch, Norfolk, June 3.
ARRIVED FROM NEW YORK.

ARRIVED FROM NEW YORK.
Ss Finland, at Aniwerp.
Ss Kalser Withelm 11., at Bremen.
Ss Lutetlan, at Havre.
Ss Newport, at Bermuda.
Ss Rugra, at Selly.
Ss hura, at Oxelosund.

SALLED FOR NEW YORK.
SA Kaiser Wilhelm der Grosse, from Bremes.
SA Grotava, from Bermuda.
SA Montrey, from Havana.
SA American, from Jatiwerp.
SA Cuspin, from Para.

OUTGOING STEAMSHIPS.

France, Havre Sall To morrow 700 A Friedrich d. Grosse, Bremen 700 A Gedric, Liverpoot 830 A Mexico, Havana 900 A Miemannia, Hayti President Grant, Hamburg Hellig Olay, Copenhagen Frankom, Rotterdam City of St. Louis, Savannah El Alba, Galveston Hamilton Norfolk Sall Friday, June 6.

Charlols. Broadmayne Oruba. Prinz Joachim Colon
Kingsion
Hevana
Aiziers
Porto Rico
Havana
Jacksonville
Galveston
Maples
Oran
Santa Marta
Turks Island
Forto Rico
Janalea
Hermuda
New Orleans
Jackson ville Oruba.
Prinz Joachim.
Havana
Deiphine
California.
Antonio Lopez.
Lenape
Fl Occidente... Saxonia koranna kedora Santa Marta Iroquois Massapequa Minnesota Orotava Creole

## Wireless-Incoming Ships.

Secleveland, 270 miles east of Sandy Hook noon yesterday. Ss Europa, 220 miles east of Sandy Hook at noon. Ss Buffalo, 350 miles cast of Sandy Hook at S. Buffalo, and inlies cast of Sandy Hook at hoon.

S. Creole. New Orleans. 154 miles south of Diamond Shoals at 7 P. M.

S. Minnesotan, Puerto Mexico, 237 miles north of Jupiter at 8 P. M.

S. Ornba, Kingston, 301 miles south of Scotland Hightship at 7 P. M.

S. Comanche, Jacksonville, 511 miles south of Scotland lightship at 7 P. M.

S. Vesta, Baton Houge, 80 miles south of Scotland lightship at 7 P. M.

S. Vesta, Baton Houge, 80 miles south of Scotland lightship at 7 P. M.

S. Lenape, Jacksonville, 100 miles south of Scotland lightship at 7 P. M.

S. troquols, Turks Island, 160 miles south of Sandy Hook at 8 P. M.

S. I Sid, Galveston, 42 miles south of Jupiter at 1000. Sacity of Savannah, Savannah, passed Tyber

## Army and Navy Orders.

Childs Company Stock Offering.

The Childs Company is offering to the organized militia to Chicago II tockholders of treast. vairy from duty as inspector-instructor the organized militia. August 31, to his rights of subscription to \$500,000 new 7 per cent. preferred stock at par in the ratio of one share of the new stock to seven shares of the old. The \$500,000 new stock is a part of the \$2,000,000 authorized last year of which \$500,000 has already been issued.

\*\*Movements of Naval Vessels.\*\*

WASHINGTON, June 3.—The battleships\*\*

of the erganized militia. August 31, to his regiment.

Capt. Solomon P. Vestal, U. S. A. retired, at his own request is relieved from duty at the Hitchook Military Academy, San Refael, Call First Lieut James H. van Horn, signal corps, from Fort Leavenworth, Kansas upon his graduation from the army signal school, to Fort Company I. signal corps.

WASHINGTON, June 3.—The battleships

WASHINGTON. June 3.—The battleship's Shool, to Fort Omaha. Nebraska. Wyoming, Florida Delaware, North Dakota, New Hampshire, South Carolina, Virginia, Georgia, New Jersey, Rhode Island and Kausas, the tug Sonoma, the coliter Ontario and the supply ship Yankton have arrive at Hampton Roads, the tender Alert, the submarines F-1, F-2, F-3 and the criser Pittsburg at San Francisco and the destroyer Worden at Philadelphia.

The lug Osceola and the gunboat Tacoma have salled from Guantanamo for Guayacanabo Bay, the guiboat Nashville from Santo Domingo city for Guantanama. The destroyers Whipple, Paul Jones, Preble, Stewart and Truxtun at Mare Island; the collier Justin at Tiburon, the destroyer Jarvis from Norfoik for Tangier Sound, Chessepake Bay.

The collier Lebanon has arrived at Norfoik yard, the collier Caesar at Sewall Point, the gunboat Scorpion at Constanta, Rumania.